



Address: [3940 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-28
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6897237467
Longitude: -97.4010619733
TAD Map: 2030-372
MAPSCO: TAR-089E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 7 Lot 28

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 41593731
Site Name: EDWARDS RANCH RIVERHILLS ADD-7-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,019
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
Pool: N

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,204,004

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

UNDERWOOD RILEY
UNDERWOOD MARGARET

Primary Owner Address:

3940 BISHOPS FLOWER RD
FORT WORTH, TX 76109

Deed Date: 10/14/2022

Deed Volume:

Deed Page:

Instrument: [D222250624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNDERWOOD RILEY	6/1/2021	D221156187		
CARTUS FINANCIAL CORPORATION	4/24/2021	D221156186		
BUCHANAN SCOT;BUCHANAN SUSAN E	12/3/2013	D213306001	0000000	0000000
BANNISTER CUSTOM HOMES LLC	12/2/2013	D213306000	0000000	0000000
BANNISTER WILLIAM L	11/30/2012	D212295554	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2012	0000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$1,071,574	\$132,430	\$1,204,004	\$1,185,853
2024	\$1,071,574	\$132,430	\$1,204,004	\$1,078,048
2023	\$1,076,477	\$132,430	\$1,208,907	\$980,044
2022	\$758,519	\$132,430	\$890,949	\$890,949
2021	\$731,527	\$132,430	\$863,957	\$832,104
2020	\$836,120	\$165,538	\$1,001,658	\$756,458

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.